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Ground Floor (East) & Lower Ground Floor,
44-46 Old Steine, Brighton, BN1 1NH
TO LET: MODERN GROUND FLOOR CITY CENTRE OFFICES

LOCATION



Conveniently situated within the city centre, on the southern side of Old Steine, this location provides access to prominent attractions such as Brighton Seafront, The Lanes, Palace Pier, and the British Airways i360 viewing tower. Moreover, it enjoys a strategic position at the junction of the A23 and A259 roads and is in close proximity to the Pool Valley National Express bus terminus. The Brighton mainline railway station, offering a swift 53-minute commute to London Victoria, can be reached with just a leisurely 15-minute stroll.

Old Steine boasts a professional office environment and is conveniently within walking distance of major seafront hotels.

Description

City centre office premises spanning the Ground and Lower Ground Floors of a prestigious period building with a refined black mosaic-tiled frontage. The Ground Floor boasts a contemporary open- plan layout, while the Lower Ground Floor is equipped with partitioned meeting rooms, ready for immediate occupancy.

Key Features

- City centre location
- Renovated office space
- Open plan with galley kitchen
- New lease available - ready for immediate occupation

Accommodation

Lift and staircase access to all floors, each with exclusive entrance to offices.

Ground Floor Office: 1,203 sq ft (111.8 m2)

Lower Ground Floor Office: 833 sq ft (77.4 m2)

Total Accommodation (NIA): 2,036 sq ft (189.2 m2)

Amenities

- Open plan, modern office premises
- Wood laminated flooring
- Tiled flooring
- Double glazed windows
- Suspended ceiling with recessed lighting
- Separate Male/Female WCs
- Perimeter trunking (data/telecoms)
- Air conditioning system
- Entry phone system
- Quality kitchenette
- Current partitioned meeting room areas
- Alarm system
- Gas-fired central heating
- Plenty of natural light (bay front windows)

Lease

For a term to be negotiated.

Ground Floor Office: £23,500 per annum, exclusive (£19.50 / sq ft).

Lower Ground Floor Office: £12,500 per annum, exclusive (£15 / sq ft).



Ground & Lower Ground Floor Office: £36,000 per annum, exclusive.

Ground Floor and Lower Ground Floor can be let separately.

Rent Review

By negotiation.

Repairing Liability

Full Repairing & Insuring by way of service charge.

Business Rates

Billing Authority: Brighton & Hove

- Description: Office and premises
- Rateable Value: £18,500.00
- Rates Payable:
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

VAT

VAT will be payable on the terms quoted.

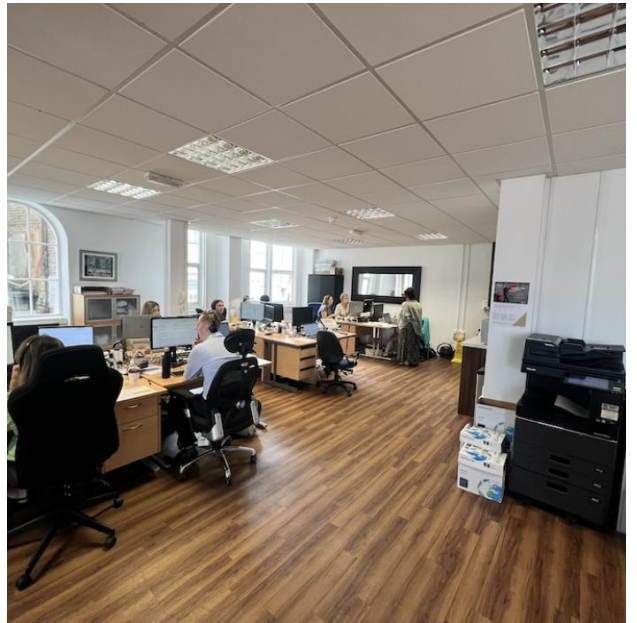
Legal Fees

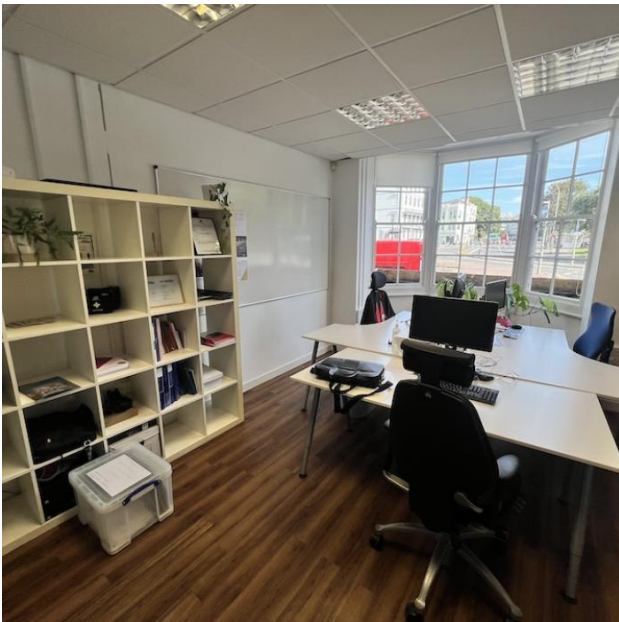
Each party is to pay their own legal costs.

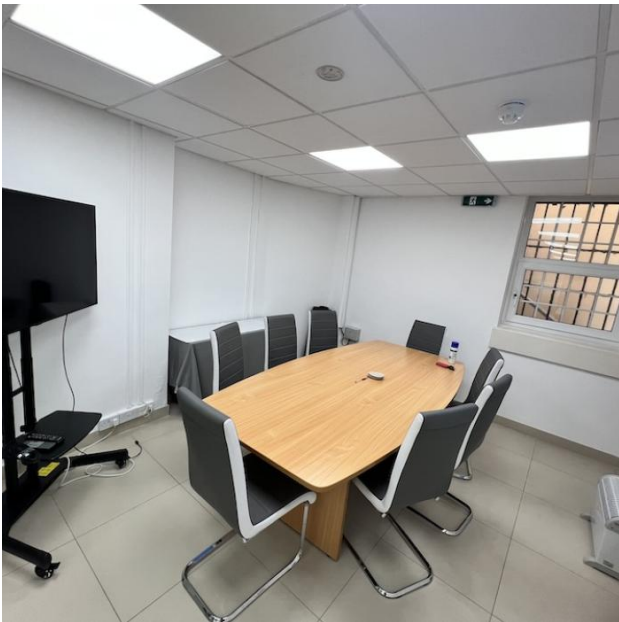
Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).











GET IN TOUCH
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